



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK ZONING BOARD OF ADJUSTMENT WEDNESDAY, NOVEMBER 17, 2021

Board members present: Richard Conescu, Ben Niles, Lynn Christensen and Charles Mower (Alternate)

Board members absent: Rod Buckley and Patrick Dwyer

Staff present: Casey Wolfe, Assistant Planner

1. Call to Order

Richard Conescu called the meeting to order at 7:00 p.m.

2. Roll Call

Richard Conescu swore in those that intended to testify. Lynn Christensen read the preamble. Richard Conescu appointed Charles Mower to sit for Patrick Dwyer.

The Board took up item 4 prior to item 3.

- 4. Robert A. Curry & Karen J. Curry (petitioners/owners)** – Variances under Section 3.02 of the Zoning Ordinance to permit the conversion of an existing single-family dwelling to a two-family dwelling in the R-1 (Residential) District whereas two-family dwellings are not permitted, and to permit a two-family dwelling, post conversion, to remain approximately 30 feet from the front property line whereas 50 feet is required (this setback variance is only necessary if the variance to permit the 2-family dwelling is granted). The parcel is located at 4 County Road (formerly 2 County Road) in the R-1 (Residential, by map) & Aquifer Conservation Districts. Tax Map 3A, Lot 65. Case # ZBA 2021-39.

At the petitioner's request, the Board voted 4-0-0 to continue this item to the December 29, 2021 meeting.

- 3. 260 DWH, LLC (petitioner/owner)** – Variance under Section 3.02 of the Zoning Ordinance to permit construction of a materials storage building 22.3 feet from the rear property line whereas 40 feet is required. The parcel is located at 17 Smith Road in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-2, Lot 09-02 Case # ZBA 2021-37. **This item is continued from the October 27, 2021 ZBA meeting.**

Petitioner was represented by: Chad Branon, P.E., Fieldstone Land Consultants, PLLC.

There was no Public Comment.

The Board voted 4-0-0 to grant the variance, with conditions, on a motion made by Ben Niles and seconded by Lynn Christensen.

5. Discussion/possible action regarding other items of concern

Discussion only.

6. Approval of Minutes – September 29, 2021 and October 27, 2021

The Board voted 3-0-1 to approve the minutes of September 29, 2021 and October 27, 2021 respectively as submitted, on a motion made by Richard Conescu and seconded by Ben Niles. Charles Mower abstained.

7. Adjourn

The Board voted 4-0-0 to adjourn at 7:31 p.m. on a motion made by Lynn Christensen and seconded by Ben Niles.